

**REVISED FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, August 28, 2009, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than the close of business of the second working day prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
 - B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of August 14, 2009**
 - C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
 - D. Announcement of Handout Materials Related to Today's Agenda Items**
 - E. Requests for Continuance**
 - F. Formation of Consent Calendar**
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Regular Agenda Items

1. [Rutherford Peak Wireless Telecommunications Facility; Major Use Permit, P08-046; Julian Community Plan Area \(Lubich\)](#)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility consists of 12 panel antennas mounted at 108 feet to an existing 201-foot tall communications tower. Associated equipment will consist of 6 equipment cabinets, 1 telephone interface, 1 GPS antenna, and 1 electric meter panel and would be enclosed by an existing 18,225 square foot concrete building. The project would occupy 400 square-feet of the 11.81 acre parcel. The project is subject to the Environmentally Constrained Area (ECA) General Plan Regional Category and the (20) General Agriculture Land Use Designation. It is zoned A72 (General Agricultural) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning

Ordinance. The project site is located at 2973 Volcan Mountain Ranch Road, Julian, CA 92036, which is within the Julian Community Plan Area.

2. Wintergardens Wireless Telecommunications Facility; Major Use Permit, P05-006; Lakeside Community Plan Area (Lubich)

The project is a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility would consist of mounting 9 panel antennas to an existing 38 foot tall water tank and associated equipment. The associated equipment would be enclosed within an underground vault. The project is subject to the Current Urban Development Area (CUDA) General Plan Regional Category, the (1) Residential Land Use Designation, and is zoned RR1 (Rural Residential). The project is located at 8602 Sky Rim Drive, which is within the Lakeside Community Planning Area.

3. Fairbanks Ranch Fire Station; GPA 08-008, SPA 08-005, SPA 08-006, R08-007, VAC 08-002; San Dieguito Community Plan Area (Slovick)

This is a request for a General Plan Amendment, two Specific Plan Amendments, Rezone and Open Space Vacation to remove the existing Fairbanks Ranch Fire Station operated by the Rancho Santa Fe Fire Protection District and construct a new fire station. The General Plan Amendment proposes to revise the boundaries and acreages of the Fairbanks Ranch and El Apajo Specific Plan areas within the San Dieguito Community Plan and provide detailed development criteria for the fire station. The two specific plan amendments propose to revise each text and exhibits to address the exchange of 0.45 acres of area from the Fairbanks Ranch Specific Plan to the El Apajo Specific Plan. The project is located at 6424 El Apajo road within the San Dieguito Community Planning Area.

4. Director's Preliminary Decision Approving a Revised Map for Tentative Map 5304; Airway Business Center Revised Tentative Map for Five Industrial Lots in the East Otay Mesa Specific Plan; Revised Tentative Map TM 5304R; Otay Subregional Planning Area (Rosenberg)

The Director of Planning and Land Use has made a preliminary decision to approve a Revised Tentative that modifies a previously approved Tentative Map, TM 5304, on a 40.59 acre parcel in the East Otay Mesa Specific Plan. Pursuant to the Subdivision Ordinance, the Director's preliminary decision is docketed with the Planning Commission, to allow the Commission, either on its own initiative or at the request of an interested person, to set the matter for a public hearing. If the Commission does not do so, the Director's preliminary decision will become final as a Planning Commission decision.

The purpose of the Revised Tentative Map is to incorporate changes made to the East Otay Mesa Specific Plan in August 2007. The approved Specific Plan Amendment, SPA 06-003, and General Plan Circulation Element Amendment (GPA 06-013) made changes to the road network in the Specific Plan. To bring TM 5304 into compliance with those changes, the revised map eliminates Michael Faraday Road and consolidates and re-configures the previously approved 18 lots into 5 lots. The site is subject to the General Plan Regional Category Current Urban Development Area (CUDA) and the Land Use Designation (21) Specific Plan. The Specific Plan designates this project site as Light Industrial. The project is located north of Airway Road, east of Sanyo Avenue, and west of Enrico Fermi Drive in the Otay Subregional Planning Area.

Administrative Agenda Items

- G. Report on actions of Planning Commission's Subcommittees.**
- H. Discussion of correspondence received by Planning Commission.**
- I. Scheduled Meetings.**

September 11, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 25, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 9, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 23, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Agendas/Board of Supervisors/Planning Commission", then click on "Planning Commission Agendas".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, 1600 Pacific Highway, Room 402, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.

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